

# NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

**SITE: 4 Carlton Bluff Road, Primrose Sands**

**PROPOSED DEVELOPMENT:  
ADDITIONS (RETAINING WALL)**

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at [www.sorell.tas.gov.au](http://www.sorell.tas.gov.au) until **Monday 31<sup>st</sup> March 2025**.

Any person may make representation in relation to the proposal by letter or electronic mail ([sorell.council@sorell.tas.gov.au](mailto:sorell.council@sorell.tas.gov.au)) addressed to the General Manager. Representations must be received no later than **Monday 31<sup>st</sup> March 2025**.

**APPLICANT: D Hart and D Jackson**

**APPLICATION NO: DA 2024 / 292 1**

**DATE: 14 March 2025**

**Part B: Please note that Part B of this form is publicly exhibited.**

Full description of Proposal:	Use:
	Development:
	<i>Large or complex proposals should be described in a letter or planning report.</i>

Design and construction cost of proposal:	\$ .....
---	----------

Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/>
---	--

Location of proposed works:	Street address: .....
	Suburb: ..... Postcode: .....
	Certificate of Title(s) Volume: ..... Folio: .....

Current Use of Site	.....
---------------------	-------

Current Owner/s:	Name(s).....
------------------	--------------

Is the Property on the Tasmanian Heritage Register?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Council or Crown land section on page 3</i>

**If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form**  
<https://www.sorell.tas.gov.au/services/engineering/>

**Part B continued: Please note that Part B of this form is publicly exhibited**

**Declarations and acknowledgements**

- I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land.
- I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council’s representatives to enter the land at any time during normal business hours.
- I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies.
- I/we declare that, in accordance with s52(1) of the *Land Use Planning and Approvals Act 1993*, that I have notified the owner(s) of the intention to make this application.
- I/we declare that the information in this application is true and correct.

*Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council’s Privacy Policy available on the Council website.*

- I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.
- Where the General Manager’s consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

<b>Applicant Signature:</b>	Signature: ..... Date: .....
-----------------------------	------------------------------

**Crown or General Manager Land Owner Consent**

If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*).

- Please note:
- If General Manager consent is required, please first complete the General Manager consent application form available on our website [www.sorell.tas.gov.au](http://www.sorell.tas.gov.au)
  - If the application involves Crown land you will also need a letter of consent.
  - Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.

I \_\_\_\_\_ being responsible for the administration of land at \_\_\_\_\_  
 declare that I have given permission for the making of this application for  
 \_\_\_\_\_

<b>Signature of General Manager, Minister or Delegate:</b>	Signature: ..... Date: .....
--	------------------------------



Sorell Council

Development Application: 5.2024.292.1 -  
Response to Request for Information -  
P3.pdf  
Plan Reference: P3  
Date received: 12/03/2025





**Sorell Council**

Development Application:5.2024.292.1 -  
Response to Request for Information -  
P3.pdf  
Plan Reference:P3  
Date received:12/03/2025

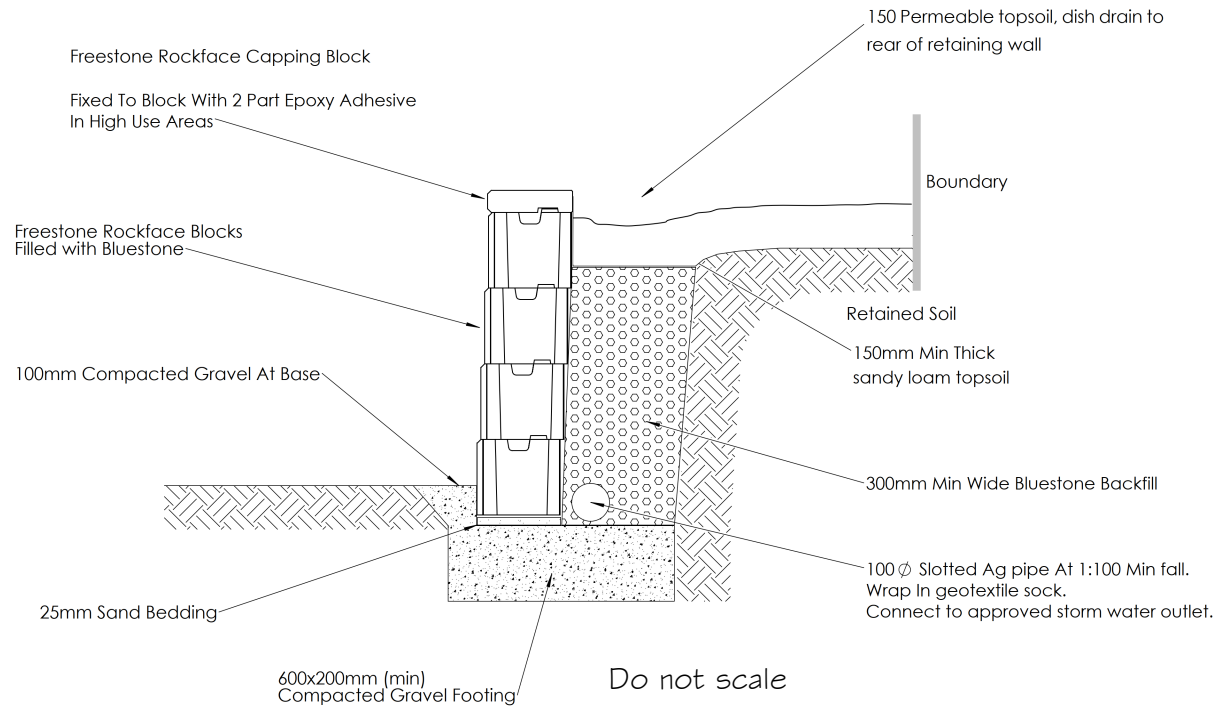




Sorell Council

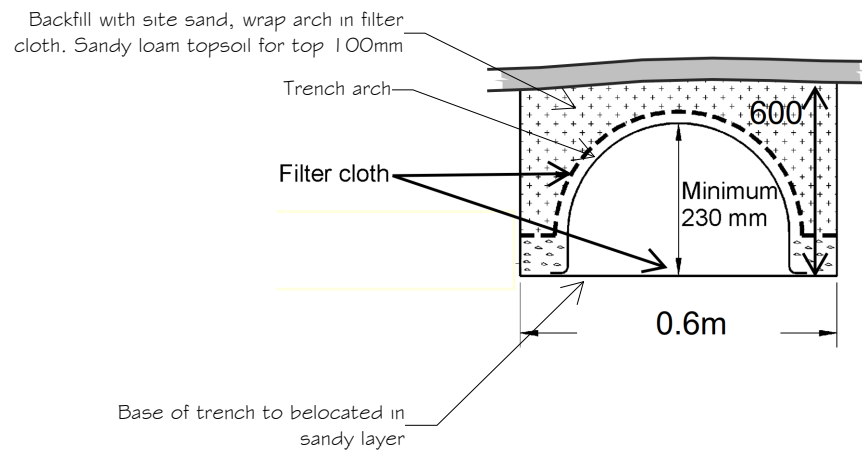
Development Application:5.2024.292.1 -  
Response to Request for Information -  
P3.pdf  
Plan Reference:P3  
Date received:12/03/2025



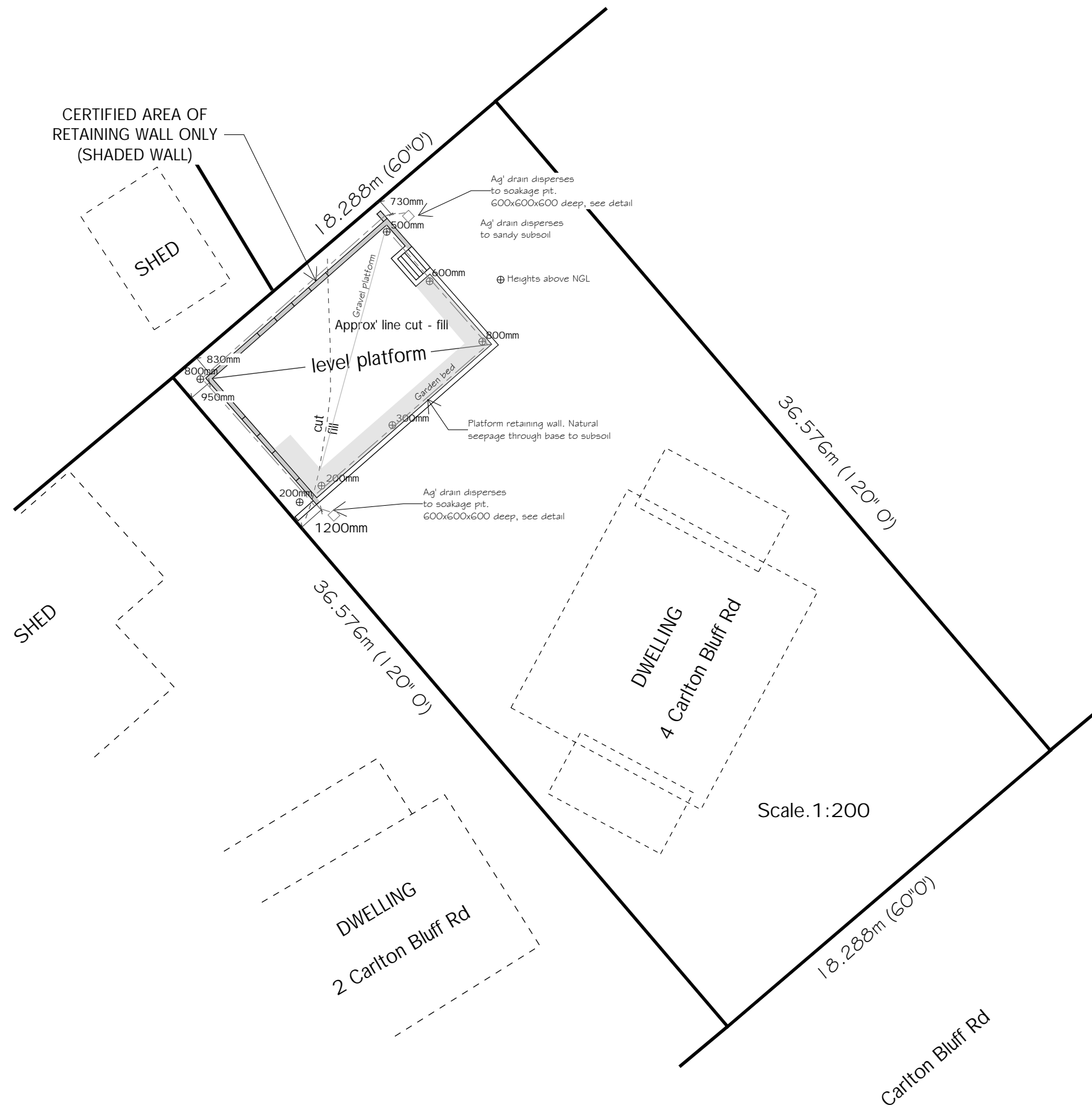


**FREESTONE ROCKFACE RETAINING WALL DETAILS**

Note: maximum height of retained soil to be 800mm



**SOAKAGE PIT DETAILS**



**Sorell Council**  
 Development Application: 5.2024.292.1 -  
 Response to Request For Information - 4 Carlton  
 Bluff Road, Primrose Sands - P2.pdf  
 Plans Reference: P2  
 Date Received: 27/02/2025

<b>CLIENT:</b> <b>DUNCAN HART</b>	<b>INTEGRAL CONSULTING ENGINEERS Pty Ltd</b> Civil ∞ Structural ∞ Project Management p: (03) 6220 1336 m: team@integralengineers.com.au w: www.integralengineers.com.au a: Unit 10, 11 Morrison St, Hobart, 7000	APPROVED: David McKinnon, Structural Engineer B Eng Civil CC 4020 E	Rev. AMENDMENT DESCRIPTION DATE A ISSUED FOR CONSTRUCTION 25-02-2025	<b>AS INSTALLED RETAINING WALL</b> <b>4 CARLTON BLUFF RD, PRIMROSE SANDS</b> <b>SITE PLAN AND STRUCTURAL DETAILS 1</b>	SCALE AS SHOWN DRAWN DAVID MCKINNON	JOB-DRAWING No. <b>24078-S01</b>	REVISION <b>(B)</b>
			<b>PRINT REDUCTION BAR   A3 SHEET</b> 0 10 20 30 40 50mm ALL RIGHTS RESERVED INTEGRAL CONSULTING ENGINEERS Pty Ltd. NO REPRODUCTION UNLESS WRITTEN CONSENT GIVEN		<b>AS INSTALLED RETAINING WALL</b> <b>4 CARLTON BLUFF RD, PRIMROSE SANDS</b> <b>SITE PLAN AND STRUCTURAL DETAILS 1</b>		SCALE AS SHOWN DRAWN DAVID MCKINNON